

# Property Data Report

16 Fowler Crescent, South Coogee, NSW, 2034

LOCATION					
Councilarea	Randwick	Councilareaid	129.0 m <sup>2</sup>	Isderivedunit	No
Latitude	-33.93627243	Locality > Id	12763	Locality > Name	SOUTH COOGEE
Locality > Singlename	South Coogee NSW 2034	Longitude	151.2546998	Postcode > Id	101596
Postcode > Name	2034	Postcode > Singlename	2034 NSW	Singlename	16 Fowler Crescent South Coogee NSW 2034
Startnumber	16	State	NSW	Street > Extension	CRESCENT
Street > Id	196577	Street > Name	FOWLER	Street > Nameandnumber	16 FOWLER CRESCENT
Street > Singlename	Fowler Crescent South Coogee NSW 2034				
LEGAL					
Legal > Dateissued	1709	Legal > Frontage	0.0	Legal > Realpropertydescription	LOT 24 DP111912
Legal > Vgmeasurement	ARC15.55/17.37X42.23/39.01	Parcels > 0 > Area	666 m <sup>2</sup>	Parcels > 0 > Displayname	Lot/Plan
Parcels > 0 > Displayvalue	24/DP111912	Parcels > 0 > Isprimaryplan	Yes	Parcels > 0 > Jurisdictionid	24//DP111912
Parcels > 0 > Landauthority	Randwick	Parcels > 0 > Lot	24	Parcels > 0 > Parcelid	5030105
Parcels > 0 > Plan	111912	Parcels > 0 > Plantype	DP	Title > Feecode	Sole Owner
Title > Ownercode	Private	Title > Titleindicator	No More Titles	Title > Titlereference	24/111912
SITE					
Sitevaluelist > 0 > Assessmentdate	2017-03-18	Sitevaluelist > 0 > Date	1998-07-01	Sitevaluelist > 0 > Type	UCV
Sitevaluelist > 0 > Value	\$506,000	Zonecodelocal	A	Zonedescriptionlocal	Residential
CORE ATTRIBUTES					
Baths	3	Beds	4	Carspaces	4
Iscalculatedlandarea	No	Landarea	666.0 m <sup>2</sup>	Landareasource	Other
Lockupgarages	0	Propertysubtype	House	Propertytype	HOUSE
ADDITIONAL ATTRIBUTES					
Floorarea	0.0 m <sup>2</sup>	Pool	Yes		
FEATURES					
Featureattributes > 0 > Name	Development Zone	Featureattributes > 0 > Type	String	Featureattributes > 0 > Value	Low Density Residential
Featureattributes > 1 > Name	Other Special Features	Featureattributes > 1 > Type	String	Featureattributes > 1 > Value	Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden
Featureattributes > 2 > Name	Property Improvements	Featureattributes > 2 > Type	String	Featureattributes > 2 > Value	RESIDENTIAL
Features	N/A				
OCCUPANCY					
Confidencescore	Low	Occupancytype	Owner Occupied		

LAST SALE					
Lastsale > Agencyname	N G Farah Real Estate - Kingsford	Lastsale > Agentname	Martin Farah	Lastsale > Contractdate	2017-07-25
Lastsale > Isagentsadvice	No	Lastsale > Isarmslength	Yes	Lastsale > Isderivedagency	Yes
Lastsale > Isderivedagent	Yes	Lastsale > Ismultisale	No	Lastsale > Ispricewithheld	No
Lastsale > Isrearecentsale	No	Lastsale > Isstandardtransfer	Yes	Lastsale > Price	\$3,600,000
Lastsale > Salemethod	Sold Prior To Auction	Lastsale > Settlementdate	2017-09-05	Lastsale > Transferid	44275727
Lastsale > Type	Unknown	Lastsale > Zonecodelocal	A	Lastsale > Zonedescriptionlocal	Residential
SALES HISTORY					
Salelist > 0 > Agencyname	N G Farah Real Estate - Kingsford	Salelist > 0 > Agentname	Martin Farah	Salelist > 0 > Contractdate	2017-07-25
Salelist > 0 > Isagentsadvice	No	Salelist > 0 > Isarmslength	Yes	Salelist > 0 > Isderivedagency	Yes
Salelist > 0 > Isderivedagent	Yes	Salelist > 0 > Ismultisale	No	Salelist > 0 > Ispricewithheld	No
Salelist > 0 > Isrearecentsale	No	Salelist > 0 > Isstandardtransfer	Yes	Salelist > 0 > Price	\$3,600,000
Salelist > 0 > Salemethod	Sold Prior To Auction	Salelist > 0 > Settlementdate	2017-09-05	Salelist > 0 > Transferid	44275727
Salelist > 0 > Type	Unknown	Salelist > 0 > Zonecodelocal	A	Salelist > 0 > Zonedescriptionlocal	Residential
Salelist > 1 > Contractdate	2016-12-29	Salelist > 1 > Isagentsadvice	No	Salelist > 1 > Isarmslength	Yes
Salelist > 1 > Ismultisale	No	Salelist > 1 > Ispricewithheld	No	Salelist > 1 > Isrearecentsale	No
Salelist > 1 > Isstandardtransfer	Yes	Salelist > 1 > Price	\$0	Salelist > 1 > Settlementdate	2016-12-29
Salelist > 1 > Transferid	43265939	Salelist > 1 > Type	Unknown		
SALES OTM					
Forsaleencycampaign > Campaigns > 0 > Advertisementid	52045279	Forsaleencycampaign > Campaigns > 0 > Agency > Companyname	N G Farah Pty Ltd	Forsaleencycampaign > Campaigns > 0 > Agency > Phonenumber	0283440000
Forsaleencycampaign > Campaigns > 0 > Dayslisted	8	Forsaleencycampaign > Campaigns > 0 > Daysonmarket	8	Forsaleencycampaign > Campaigns > 0 > Fromdate	2017-07-13
Forsaleencycampaign > Campaigns > 0 > Isactivecampaign	No	Forsaleencycampaign > Campaigns > 0 > Todate	2017-07-20	Forsaleencycampaign > Campaigns > 1 > Advertisementid	6874569
Forsaleencycampaign > Campaigns > 1 > Agency > Companyname	N G Farah Real Estate - Kingsford	Forsaleencycampaign > Campaigns > 1 > Agency > Phonenumber	0283440000	Forsaleencycampaign > Campaigns > 1 > Dayslisted	15
Forsaleencycampaign > Campaigns > 1 > Daysonmarket	14	Forsaleencycampaign > Campaigns > 1 > Fromdate	2017-07-12	Forsaleencycampaign > Campaigns > 1 > Isactivecampaign	No
Forsaleencycampaign > Campaigns > 1 > Saledate	2017-07-25	Forsaleencycampaign > Campaigns > 1 > Todate	2017-07-26	Forsaleencycampaign > Isactiveproperty	Yes
Forsalepropertycampaign > Campaigns > 0 > Advertisementid	6874569	Forsalepropertycampaign > Campaigns > 0 > Agency > Companyname	N G Farah Real Estate - Kingsford	Forsalepropertycampaign > Campaigns > 0 > Agency > Phonenumber	0283440000
Forsalepropertycampaign > Campaigns > 0 > Agent > Agent	FARAH MARTIN	Forsalepropertycampaign > Campaigns > 0 > Agent > Phonenumber	0418402015	Forsalepropertycampaign > Campaigns > 0 > Auctiondate	2017-08-12
Forsalepropertycampaign > Campaigns > 0 > Auctiontime	11:30:00	Forsalepropertycampaign > Campaigns > 0 > Dayslisted	15	Forsalepropertycampaign > Campaigns > 0 > Daysonmarket	14

<b>Forsalepropertycampaign &gt; Campaigns &gt; 0 &gt; Firstpublishedprice</b>	3000000	<b>Forsalepropertycampaign &gt; Campaigns &gt; 0 &gt; Fromdate</b>	2017-07-12	<b>Forsalepropertycampaign &gt; Campaigns &gt; 0 &gt; Isactivecampaign</b>	No
<b>Forsalepropertycampaign &gt; Campaigns &gt; 0 &gt; Listingmethod</b>	Auction	<b>Forsalepropertycampaign &gt; Campaigns &gt; 0 &gt; Percentpricevariationfirsttolast</b>	\$0	<b>Forsalepropertycampaign &gt; Campaigns &gt; 0 &gt; Pricedescription</b>	AUCTION
<b>Forsalepropertycampaign &gt; Campaigns &gt; 0 &gt; Saledate</b>	2017-07-25	<b>Forsalepropertycampaign &gt; Campaigns &gt; 0 &gt; Todate</b>	2017-07-26	<b>Forsalepropertycampaign &gt; Isactiveproperty</b>	Yes
<b>TIMELINE</b>					
<b>Eventtimeline &gt; 0 &gt; Date</b>	2017-07-26	<b>Eventtimeline &gt; 0 &gt; Detail &gt; Agency</b>	N G Farah Real Estate - Kingsford	<b>Eventtimeline &gt; 0 &gt; Detail &gt; Agent</b>	FARAH MARTIN
<b>Eventtimeline &gt; 0 &gt; Detail &gt; Daysonmarket</b>	14	<b>Eventtimeline &gt; 0 &gt; Detail &gt; Method</b>	Auction	<b>Eventtimeline &gt; 0 &gt; Detail &gt; Pricedescription</b>	AUCTION
<b>Eventtimeline &gt; 0 &gt; Type</b>	otmForSaleCampaignEnd	<b>Eventtimeline &gt; 1 &gt; Date</b>	2017-07-25	<b>Eventtimeline &gt; 1 &gt; Detail &gt; Agency</b>	N G Farah Real Estate - Kingsford
<b>Eventtimeline &gt; 1 &gt; Detail &gt; Agent</b>	Martin Farah	<b>Eventtimeline &gt; 1 &gt; Detail &gt; Daysonmarket</b>	14	<b>Eventtimeline &gt; 1 &gt; Detail &gt; Isagentadvice</b>	No
<b>Eventtimeline &gt; 1 &gt; Detail &gt; Ispricewithheld</b>	No	<b>Eventtimeline &gt; 1 &gt; Detail &gt; Pricedescription</b>	\$3,600,000	<b>Eventtimeline &gt; 1 &gt; Detail &gt; Realistingid</b>	125925158
<b>Eventtimeline &gt; 1 &gt; Detail &gt; Salemethod</b>	Sold Prior To Auction	<b>Eventtimeline &gt; 1 &gt; Detail &gt; Type</b>	Unknown	<b>Eventtimeline &gt; 1 &gt; Type</b>	sale
<b>Eventtimeline &gt; 2 &gt; Date</b>	2017-07-12	<b>Eventtimeline &gt; 2 &gt; Detail &gt; Agency</b>	N G Farah Real Estate - Kingsford	<b>Eventtimeline &gt; 2 &gt; Detail &gt; Agent</b>	FARAH MARTIN
<b>Eventtimeline &gt; 2 &gt; Detail &gt; Daysonmarket</b>	14	<b>Eventtimeline &gt; 2 &gt; Detail &gt; Method</b>	Auction	<b>Eventtimeline &gt; 2 &gt; Detail &gt; Pricedescription</b>	AUCTION
<b>Eventtimeline &gt; 2 &gt; Type</b>	otmForSaleCampaignStart	<b>Eventtimeline &gt; 3 &gt; Date</b>	2016-12-29	<b>Eventtimeline &gt; 3 &gt; Detail &gt; Isagentadvice</b>	No
<b>Eventtimeline &gt; 3 &gt; Detail &gt; Ispricewithheld</b>	No	<b>Eventtimeline &gt; 3 &gt; Detail &gt; Pricedescription</b>	\$0	<b>Eventtimeline &gt; 3 &gt; Detail &gt; Type</b>	Unknown
<b>Eventtimeline &gt; 3 &gt; Type</b>	sale				
<b>ADVERTISEMENTS</b>					

<b>Advertisementlist &gt; 0 &gt; Advertisementdescription</b>	Perfectly positioned in this popular coastal suburb, surrounded by stunning residences, this much loved home has been held in the same family since it was built approximately 50 years ago. With a solid full brick construction throughout and a superb practical floorplan that will suit the growing family, the home lends itself to huge potential and is set on a large 658sqm level block. Enjoying a central location close to beaches, coastal walks and shops, it is also only one block to South Coogee Public School. - Four generous bedrooms (three with built-ins) - Spacious main with walk in robe and ensuite - Large retro kitchen with ample cupboard space - Sundrenched North East facing terrace - Formal and informal living/dining rooms - Additional family room/rumpus room - Large level rear yard with IG pool, fantastic for entertaining - Four car garage with internal access - Large laundry with washing chute - Additional workshop and storage facility - Sweeping district views - Offered for the first time in 50 years! Council Rates: \$647 pq approx Water Rates: \$191 pq approx Land Size: 658 sqm approx Inspection: Thursday & Saturday 11.45am 12.30pm Auction: Saturday 12th August 2017 at 11.30am Venue: On Site Website: ngfarah.com.au Agents: Martin Farah 0418 402 015 Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries	<b>Advertisementlist &gt; 0 &gt; Advertisementid</b>	6874569	<b>Advertisementlist &gt; 0 &gt; Advertisementtype</b>	FORSALE
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<b>Advertiserlist &gt; 0 &gt; Advertiserlist &gt; 0 &gt; Agency &gt; Company &gt; Companyname</b>	N G Farah Real Estate - Kingsford	<b>Advertiserlist &gt; 0 &gt; Advertiserlist &gt; 0 &gt; Agency &gt; Phone &gt; Phonenumber</b>	0283440000	<b>Advertiserlist &gt; 0 &gt; Advertiserlist &gt; 0 &gt; Agent &gt; Agent</b>	FARAH MARTIN
<b>Advertiserlist &gt; 0 &gt; Advertiserlist &gt; 0 &gt; Agent &gt; Phone &gt; Phonenumber</b>	0418402015	<b>Advertiserlist &gt; 0 &gt; Date</b>	2017-08-27	<b>Advertiserlist &gt; 0 &gt; Method</b>	Auction
<b>Advertisementlist &gt; 0 &gt; Price</b>	\$3,000,000	<b>Advertisementlist &gt; 0 &gt; Pricedescription</b>	AUCTION	<b>Systeminfo &gt; Instancename</b>	15:8080
<b>Systeminfo &gt; Requestdate</b>	2025-11-09T05:31:59.221Z				

#### PARCEL GEOMETRY DETAILS

<b>Geometry Type</b>	esriGeometryPolygon	<b>Spatial Reference WKID</b>	102100	<b>Latest WKID</b>	3857
<b>Property Area (m<sup>2</sup>)</b>	665.80 m <sup>2</sup>	<b>Geometry Area</b>	969.72 m <sup>2</sup>	<b>Geometry Perimeter</b>	137.80 m
<b>Polygon Rings</b>	1 ring(s)	<b>Total Vertices</b>	9 points		

#### GEOSPATIAL LAYERS SUMMARY

<b>Hazard Layers Available</b>	3 layers	<b>Bushfire</b>	Available (image_check)	<b>Flood</b>	Available (image_check)
<b>Heritage</b>	Available (image_check)	<b>Easements</b>	43 easements found	<b>Easement 1</b>	2167 m <sup>2</sup> in BANKSMEADOW
<b>Easement 2</b>	3288 m <sup>2</sup> in BANKSMEADOW	<b>Easement 3</b>	4366 m <sup>2</sup> in ROSEBERY	<b>Infrastructure Layers</b>	5 layers
<b>Streets</b>	Available	<b>Railway</b>	Available	<b>Railway Stations</b>	Available

Ferry	Available	Electric Transmission	Available		
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